



Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday August 8, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present: Commissioners: Kent Anderson, Vice Chair
Rikard Hermann, Commissioner
Randy Poulsen, Commissioner
Amy Ann Spiers, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused: Kathy Eskelsen, Chair
Wanda Ney, Commissioner
Celeste Noland, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:00 p.m. Vice Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioners Ney, Noland, and Eskelsen, who were excused.

B. Public Comment

C. Presentations and Reports

Mr. Eggett gave updates on the following:

- The five-apartment building project, Riverside Flats, was approved by Council. The old mobile homes should start being removed soon.
- A rezone request has been submitted from Garff for the property adjacent to the apartments.
- A sign conditional use permit was submitted by America First Credit Union for an electronic sign near the freeway.
- The closure at Cozy Dale has been extended again. The new estimate is for September.
- The police chief is retiring.
- A new part-time code enforcement officer has been hired.
- Riverdale Road exit from NB I-15 will be terminated mid-October due to the 5600 South interchange project. Riverdale Road will have to be accessed from 5600 South in Roy.

D. Consent Items

1. **Consideration of Meeting Minutes from July 25, 2023 Work Session, and July 25, 2023 Regular Meeting.**
Commissioner Anderson asked if there were any changes to the minutes. There were no changes.

E. Action Items

1.
 - a. **Consideration of approval for and recommendation to City Council for Ken Garff Riverdale Amended Small Subdivision request, located at approximately 950 West Riverdale Road, Riverdale, Utah 84405, as requested by Kimley Horn and the Ken Garff Automotive Group.**
 - b. **Consideration of approval for Ken Garff Honda Preliminary Site Plan request, located at approximately 950 West Riverdale Road, Riverdale, Utah 84405, as requested by Kimley Horn and the Ken Garff Automotive Group.**

Mr. Eggett explained the subdivision amendment will clean up the lot lines between the GMC and Honda/Service Center buildings. The site preliminary site plan request relates to a remodel and rebuild. A large addition will be added to the south side of the building. He briefly went over the staff and engineer comments on the site plan. Commissioners had questions regarding an old drainage ditch onsite. Mr. Eggett said the buildings are currently on top of the ditch, so there shouldn't be any issues. He reminded commissioners this was a preliminary site plan only, and not a full approval. It would give them limited rights and it would need to be before the Planning Commission again for final review.

F. Comments

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Commissioner Poulsen inquired about the abandoned house on the corner of Freeway Park Drive and Ritter Drive. Mr. Eggett said the owner was hoping to move into it or make it an extension of his business, which would require a rezone.

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

Date Approved: **8/22/2023**